J.R. HOPPER & Co. Est. 1886



AYSGARTH • DL8 3AE

Cornlee

Guide Price £450,000 - £500,000 | 4 | E

AT A GLANCE

- Superb Family Home
- Popular Village Location
- Modern Kitchen
- Dining Room
- Living Room With Multi Fuel Stove
- Four Double Bedrooms
- Three Ensuite Bathrooms & A House Bathroom
- Utility Room, Store Room & Garage
- Patio Garden
- Currently Running As A Successful B&B

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

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THE PROPERTY

Superb Family Home

Occupying an enviable position just off the village green in the heart of Aysgarth, Cornlee is an impressive and spacious property offering extensive and versatile accommodation.

Aysgarth is ideally situated midway between the market towns of Hawes and Leyburn and is renowned for its welcoming community and stunning surrounding countryside, including the famous Aysgarth Falls. The village offers an excellent range of amenities, including two pubs/restaurants, a church, doctor's surgery, petrol station and a well-used village hall hosting a variety of clubs, activities and community events.

The accommodation is arranged over three floors and provides excellent flexibility for modern family living. The lower ground floor features a useful cellar, currently used as an office, together with excellent storage space.

The ground floor comprises a welcoming entrance hall, a spacious dining room, a modern and well-equipped kitchen and a practical utility room. There is also an integral garage, WC and storeroom, which, subject to the necessary consents, could provide the opportunity to create additional living accommodation if required.

On the first floor are four well-proportioned bedrooms, three of which benefit from en-suite shower rooms, while the remaining bedroom is served by a separate bathroom and WC. The property also features a spacious dual-aspect living room with a multi-fuel stove, creating a comfortable and inviting principal reception space.

Outside, the property enjoys a pleasant and low-maintenance patio garden, providing an ideal space for relaxing or entertaining.

Cornlee offers a rare opportunity to acquire a substantial and versatile residential property in the heart of one of the Yorkshire Dales' most popular villages. With its generous accommodation, flexible layout and scope for further adaptation, it would make an impressive family home.

The property is currently operated as a successful Bed and Breakfast and is being offered for sale as a residential property. For those interested in continuing the existing business, there is also an option to negotiate the purchase of the Bed and Breakfast business separately.

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Popular Village Location

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

















Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY











Modern Kitchen

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Characterful entrance hall with beautifully preserved Victorian geometric floor tiles. Fitted carpet to the stairs. Original detailed coving. Radiator. Space for coats and boots.

Dining Room

Spacious room. Fitted carpet. Original detailed coving. Ceiling rose. Radiator. Windows on 2 aspects.

Kitchen

Generous room. Oak wood effect vinyl flooring, laid over original Victorian tiles. Original detailed coving. Modern kitchen with a range of units. Space for large American fridge freezer. Pantry cupboard. 1 and 1/3 stainless steel sink. Integrated dishwasher. Double electric oven with hob and extractor hood. Radiator. Window to front.

Utility Room & Pantry

Excellent utility and separate walk in pantry. Oak wood effect vinyl flooring, laid over original Victorian tiles. Space and plumbing for washing machines and tumble dryers. Radiator. Built in base units. Ample storage shelves. Window to rear and side.

Rear Hallway

Oak wood effect vinyl flooring, laid over original Victorian tiles. Consumer units and electric meter. Door to rear yard.

WC

02 LOWER GROUND FLOOR

Cellar

Good space, currently used for storage and an office. Could be converted into an additional living space if required. Water supply via a tap and an original Victorian stone sink in the corner. Oil boiler. Two windows, one to the front and one to the side (the side which faces the village green) natural light comes through the windows via voids covered by metal grates at ground level.

03 FIRST FLOOR

Landing

Fitted carpet to stairs and landing. Original coving. Built in storage cupboards. Radiator. Frosted window to side.

Bathroom

White bathroom suit. Vinyl floor and fully tiled walls. Wash basin. Bath with shower mixer tap. Extractor fan. Radiator. Frosted window to side.

WC

Separate WC. Oak effect vinyl flooring. WC. Radiator. Loft access. Window to side.

Living Room

Expansive living room. Original solid wood flooring. Exposed ceiling beams and picture rails. Feature fireplace with multi-fuel stove, wooden mantel and stone flagged hearth. TV point. Radiators. Window to rear and large window to the side, overlooking the village.

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THE ACCOMMODATION

03 FIRST FLOOR

Bedroom 4

Good double bedroom. Fitted carpet. Coved ceiling. Radiator. Dressing area with built in wardrobes. Window to front and rear.

Ensuite

Modern shower room. Vinyl flooring. WC with feature wash basin. Walk in shower. Heated towel rail.

Bedroom 3

Double bedroom, currently set up as a twin room. Fitted carpet. Radiator. Windows to side and rear.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Built in cupboard. Wash basin. Window to front and side.

Ensuite

Oak effect vinyl flooring. Fully tiled walls. WC. Shower. Extractor fan.

Bedroom 1

Good double bedroom. Fitted carpet. Radiator. Built in cupboard. Window to front and side.

Ensuite

Vinyl flooring floor and walls. WC. Wash basin. Shower. Extractor fan.

04 OUTSIDE

Rear Garden

Private, low-maintenance enclosed courtyard with ample space for outdoor dining and entertaining. Enclosed by attractive stone walls and timber fencing.

Garage

Integrated garage. Parking for one car. Concrete floor. Up/over garage door. 2 Access doors.

Store

Flag stone floor. Oil tank. Door to the garden.

05 AGENTS NOTES

Parking

Parking for one car in the garage and 1 car in front of the garage doors. Safe on street parking available outside the property.

Material Information

Oil central heating. Mains water and waste. Flood Risk Very low. Basic 17 Mbps, Superfast 48 Mbps. Please note there is a area of flying freehold with the neighbouring property. Bedroom 4 and its ensuite shower room are over the neighbouring entrance hall.

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Dining Room

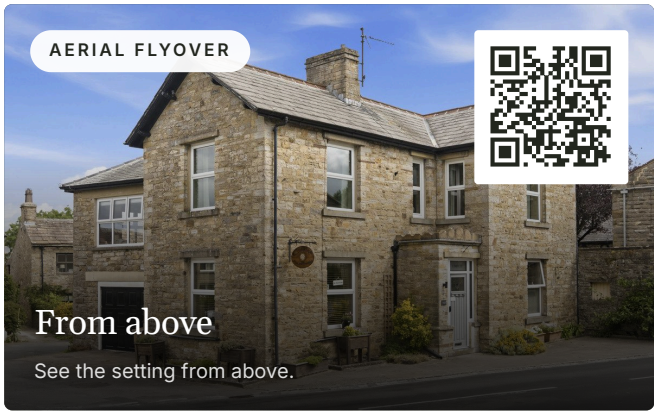
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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 28th July 2026

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

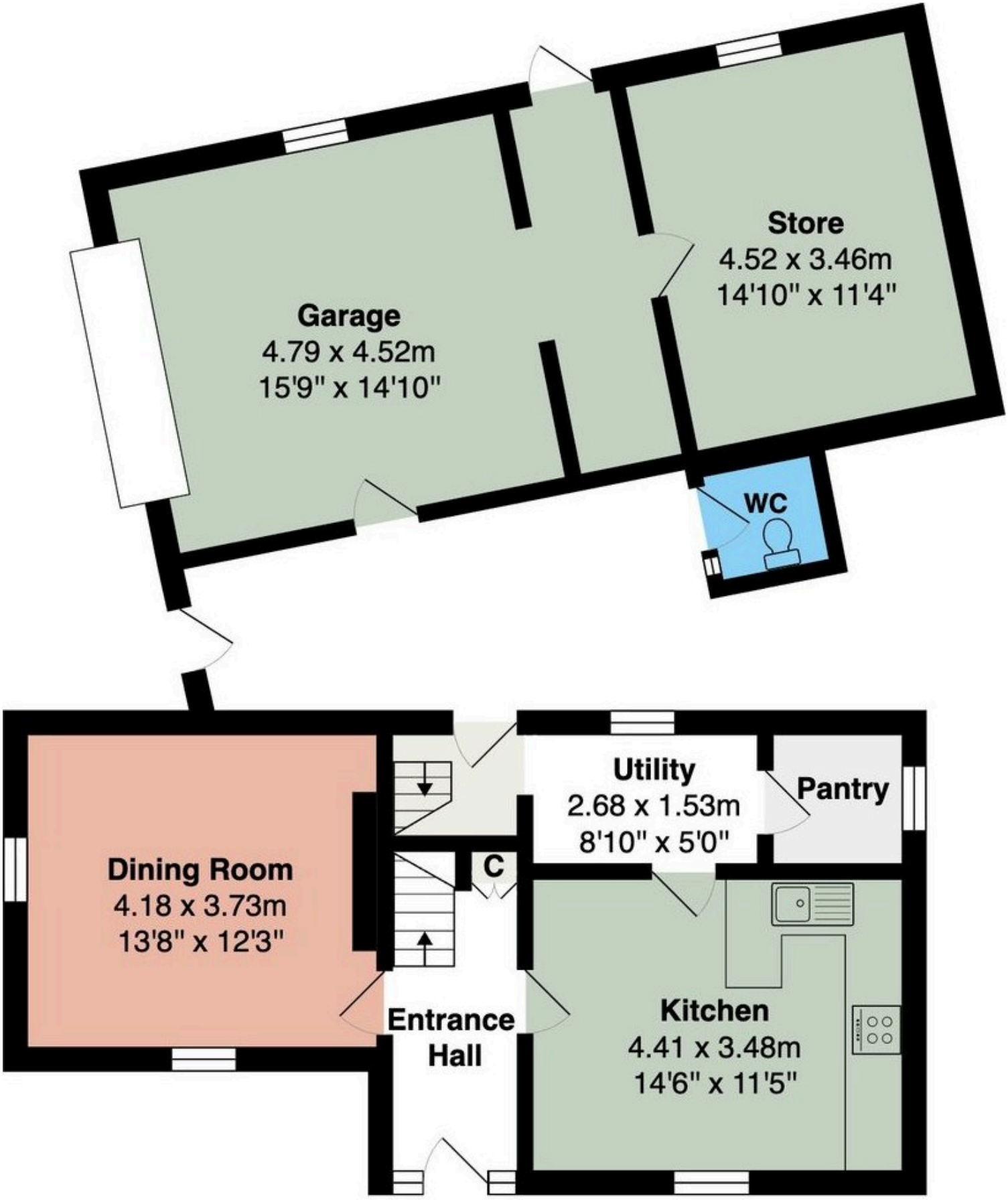
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Cornlee properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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Ground Floor

Area: 48.1 m² ... 518 ft²

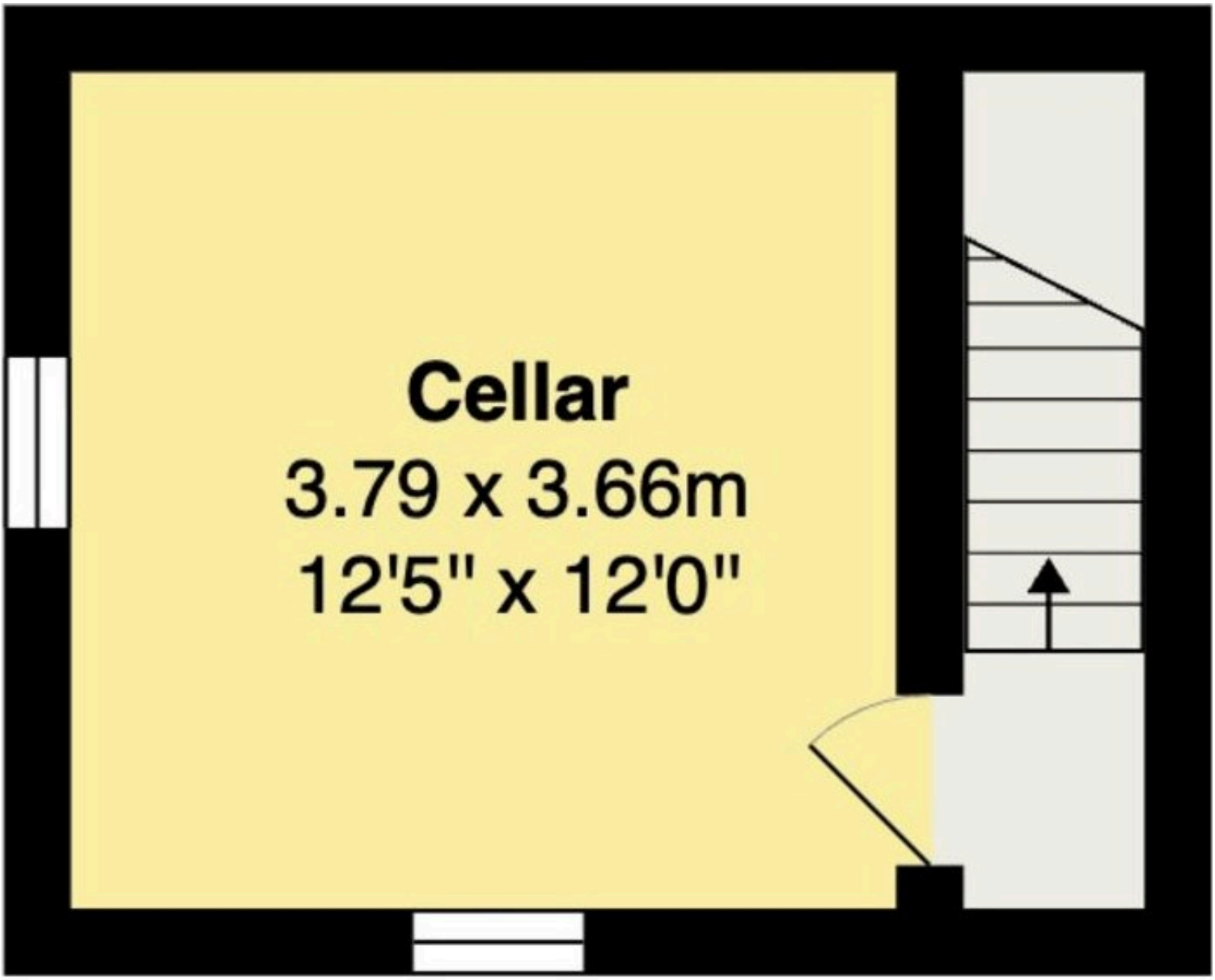
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First Floor

Area: 115.3 m² ... 1241 ft²

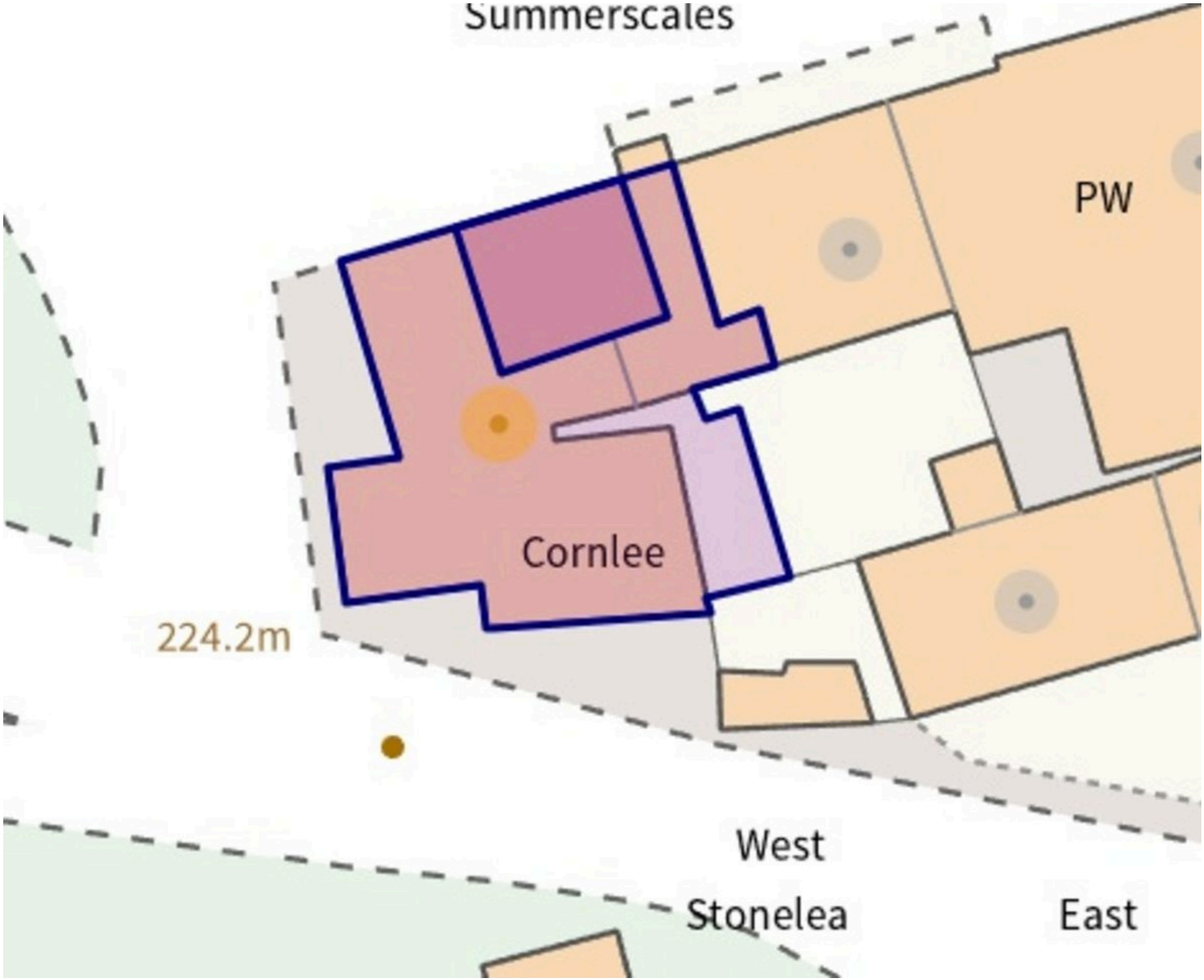
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Lower Ground Floor

Area: 17.9 m² ... 193 ft²

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